

FOR SALE

Highlights:

- Ready for Building Permits
- Located along the busiest Trolley Line in San Diego
- Zero (0) Parking Required
- FAR 6.5
- 0.96 Acres
- 45-100 units By Right



Iris Ave.

Howard Ave.

30th St.



CALIFORNIA 905

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Transit Oriented Development Apartment Site

1507 Howard Ave., San Diego, CA 92173

Austin Dias

(619) 269-6077 • Austin@Duhscommercial.com

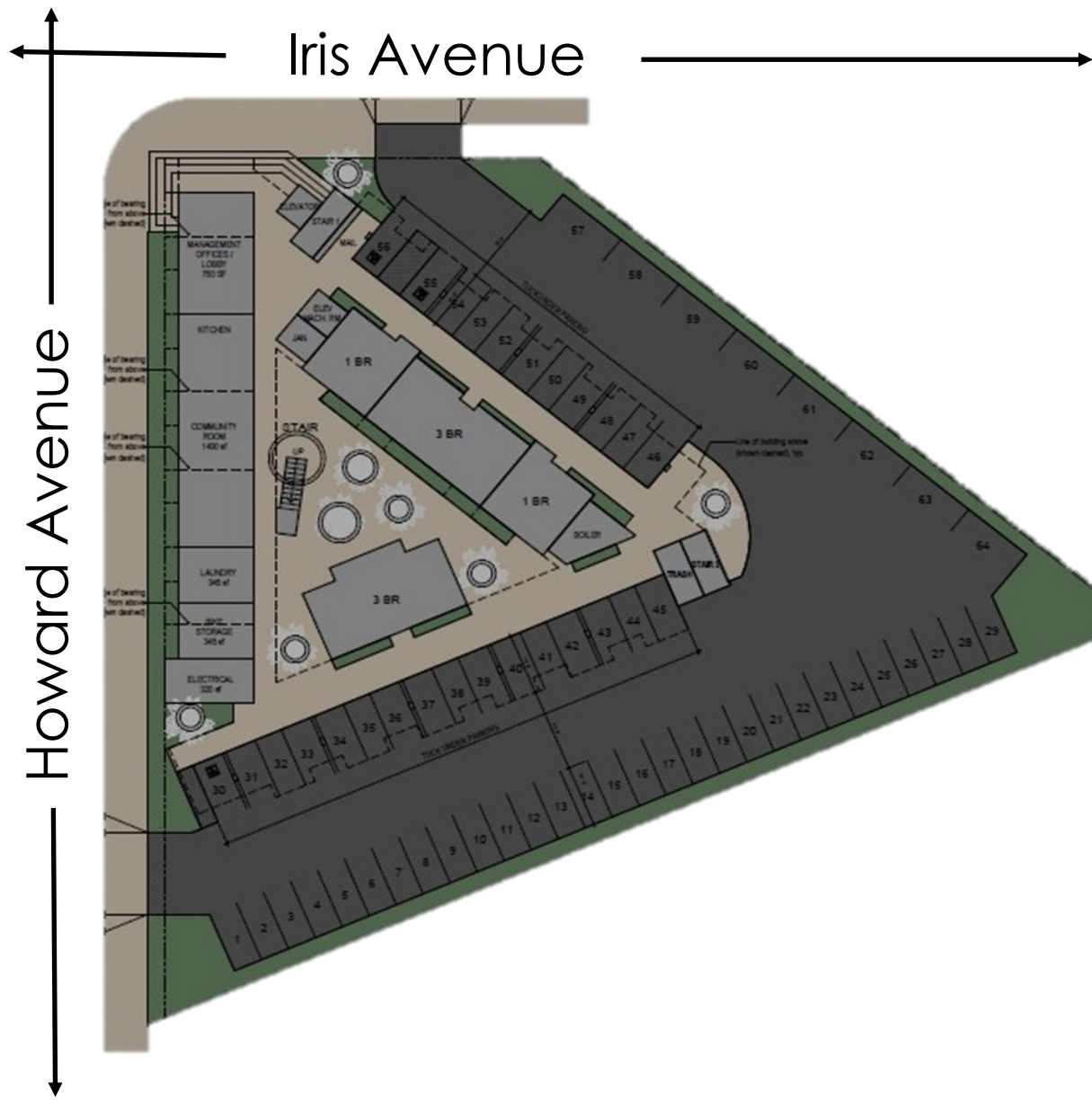


COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

SITE SOURCE
REAL ESTATE NETWORK

Example Project Summary

1507 Howard Ave., San Diego, CA 92173



DATA SUMMARY:

Address: 1507 Howard Avenue, San Diego, CA 92173

Zone: CN 1-2 (Mixed use - commercial required but possible to use incentive)

Per Ch. 14 SD Zoning Code and Call with the City of SD:
Ch. 14 - complete communities - Tier 3 - FAR 6.5
either provide linear public park, or pay fees to offset
15% very low; 15% low; 10% moderate

Height limit: none required

Setbacks: none required

Incentives requested:
-private open space
-common open space
-mixed use

Lot area: 0.96 acre lot (41,818 sf)

APN: 6370204700

Legal Description: (EX SCC332760&ST)LD SW OF RR RW IN NWQ OF NWQ NWQ SEC 35-18-2W

FAR: Allowed - 6.5
[Can go up to 271,817 sf based on lot area]

Parking: Provided 64 spaces (1 per unit)

Unit Mix:
44 1 Bedroom (520 sf)
12 2 Bedroom (750 sf)
8 3 Bedroom (957 sf)

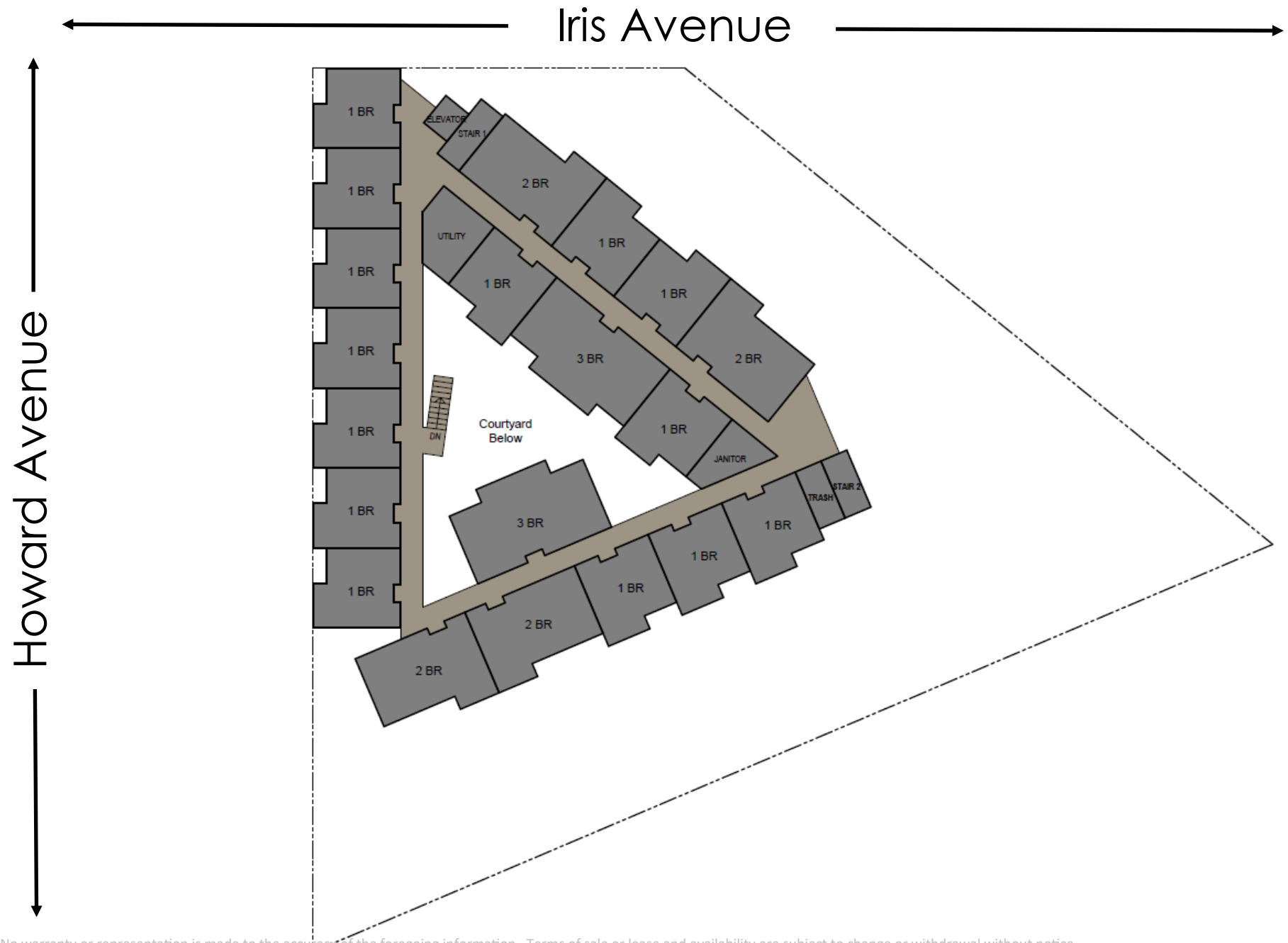
64 Units Total

Building Area:
Level 1 7192 sf
Level 2 16,335 sf
Level 3 16,335 sf
Level 4 16,335 sf

Total Gross Building Area: 56,197 sf

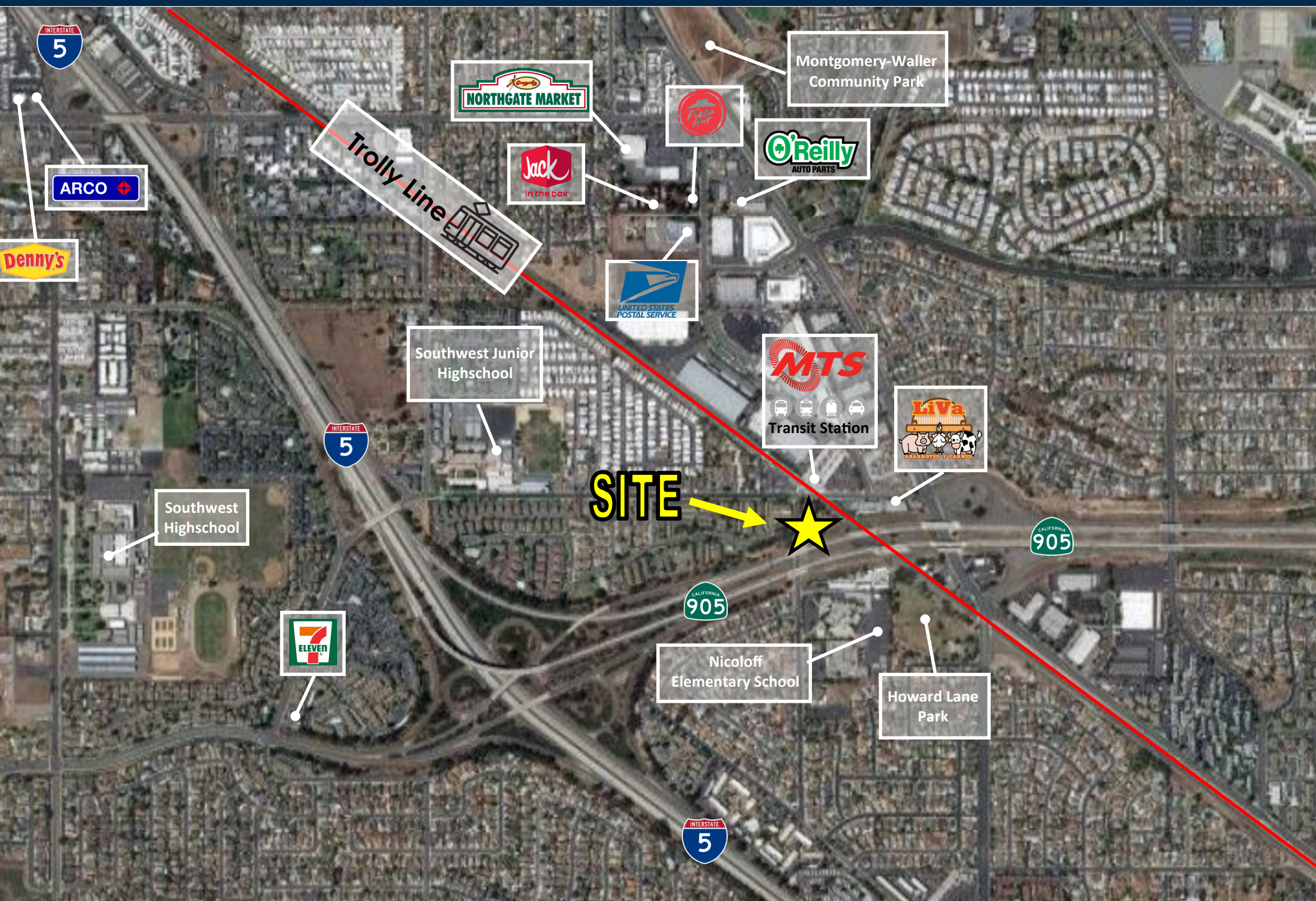
Example Project Floors 2-4

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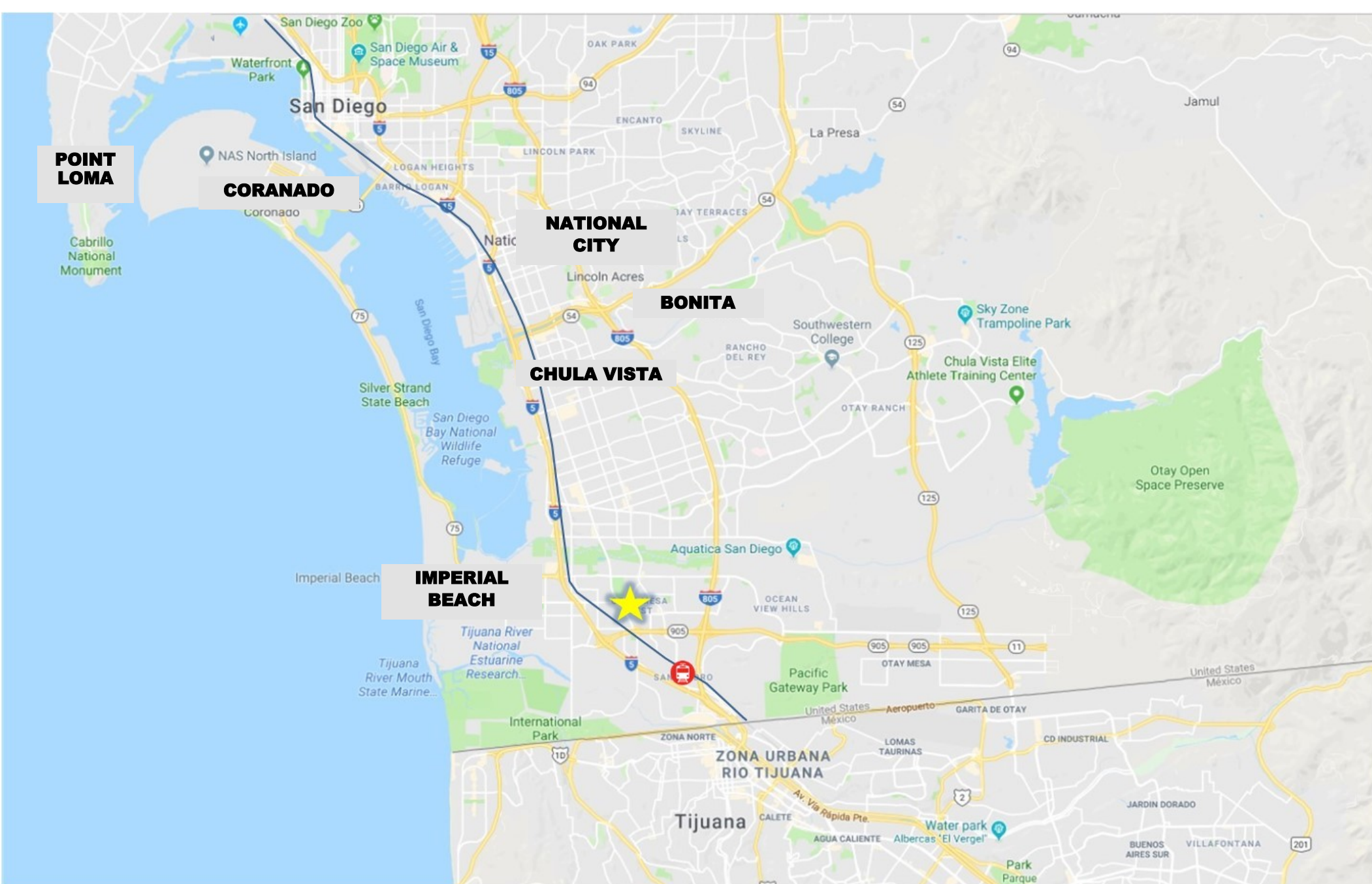
AERIAL

1507 Howard Ave., San Diego, CA 92173



Map

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Available Documents

Architectural Feasibility Study

Preliminary Engineering Plans

Phase 1 and Limited Soil Sampling

Historical Report

ALTA Survey

Caltrans Letter